

UNOFFICIAL COPY

0910379024

2016/0117 05 001 Page 1 of 4

2001-05-07 12:21:08

Cook County Recorder 27.50



0010379024

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, JEANES CONSTRUCTION CO., INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable

consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation of the County of Cook and State of Illinois, for and in consideration of TEN and 00/100 Dollars, and other good and valuable consideration, in hand paid, conveys and warrants unto JOHN V. MIKULSKI as Trustee under the JOHN V. MIKULSKI, Trust dated February 2, 1998, the following described real estate in the County of Cook and State of Illinois, to wit:

First American Title  
FATTC

PARCEL 1:

LOT 56 OF WESTGATE VALLEY ESTATES UNIT 2, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 09103789, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EASEMENT FOR THE ENJOYMENT AND USE OF THE COMMON AREAS AS DISCLOSED ON EXHIBIT "A" OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 13, 1999 AS DOCUMENT 99465828.

Permanent Tax No: 24-31-216-003

Known As: 405 Shadow Creek Court, Palos Heights, Illinois 60463

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, all of the title, estate, powers, and authorities vested in said Trustee to donate, to dedicate, to mortgage, pledge, or otherwise

UNOFFICIAL COPY

10379022A

Property of Cook County Clerk's Office

020709

REAL REVENUE STAMP Pg. 10B47

APR 27 01

Cook County REAL ESTATE TRANSACTION TAX 312.25



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 624.50 DEPT. OF REVENUE APR 27 01 EB 10342



# UNOFFICIAL COPY 10379024

encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessor in trust.

And the said Grantors hereby expressly waive and release any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

SUBJECT TO: (1) Real estate taxes for the year 2000 & subsequent years; (2) Covenants, conditions, restrictions & easements apparent or of record; (3) Building lines & easements of record.

